



PLANNING COMMISSION MEETING  
MAY 19, 2011

FISCHER RESIDENCE  
3725 Ocean Boulevard





# Approvals Requested:

## 1. Modification Permit to:

- encroach into the 10-foot front and 4-foot side setbacks

## 2. Variance to:

- exceed the 24-foot height limit for flat roofs in the R-1 (Single-Unit Residential) Zoning District
- exceed the “top of curb height” of Ocean Boulevard

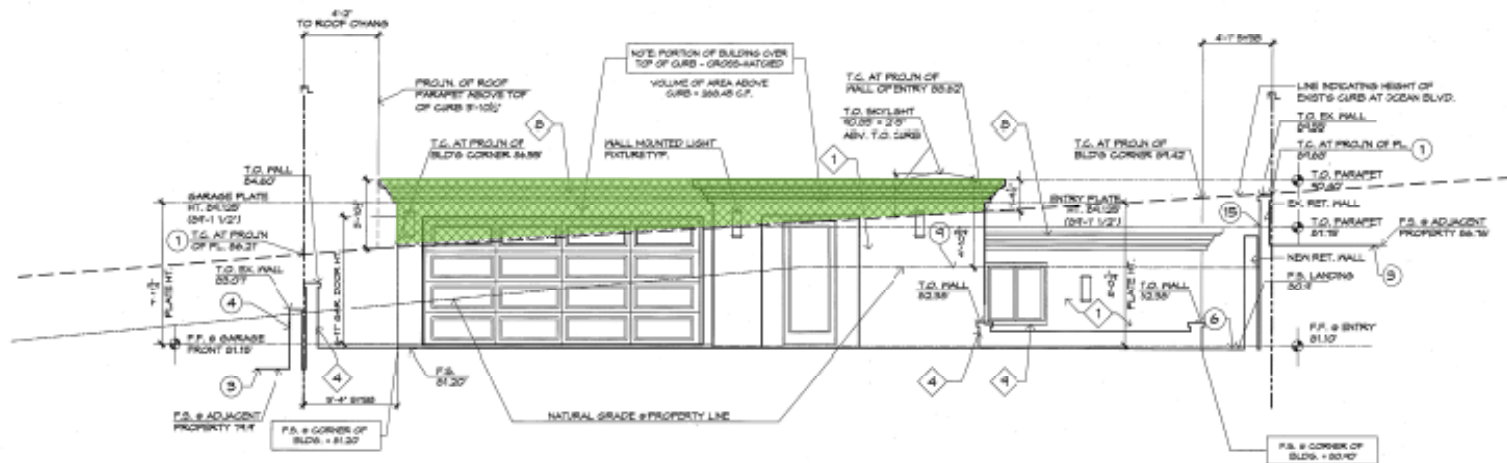






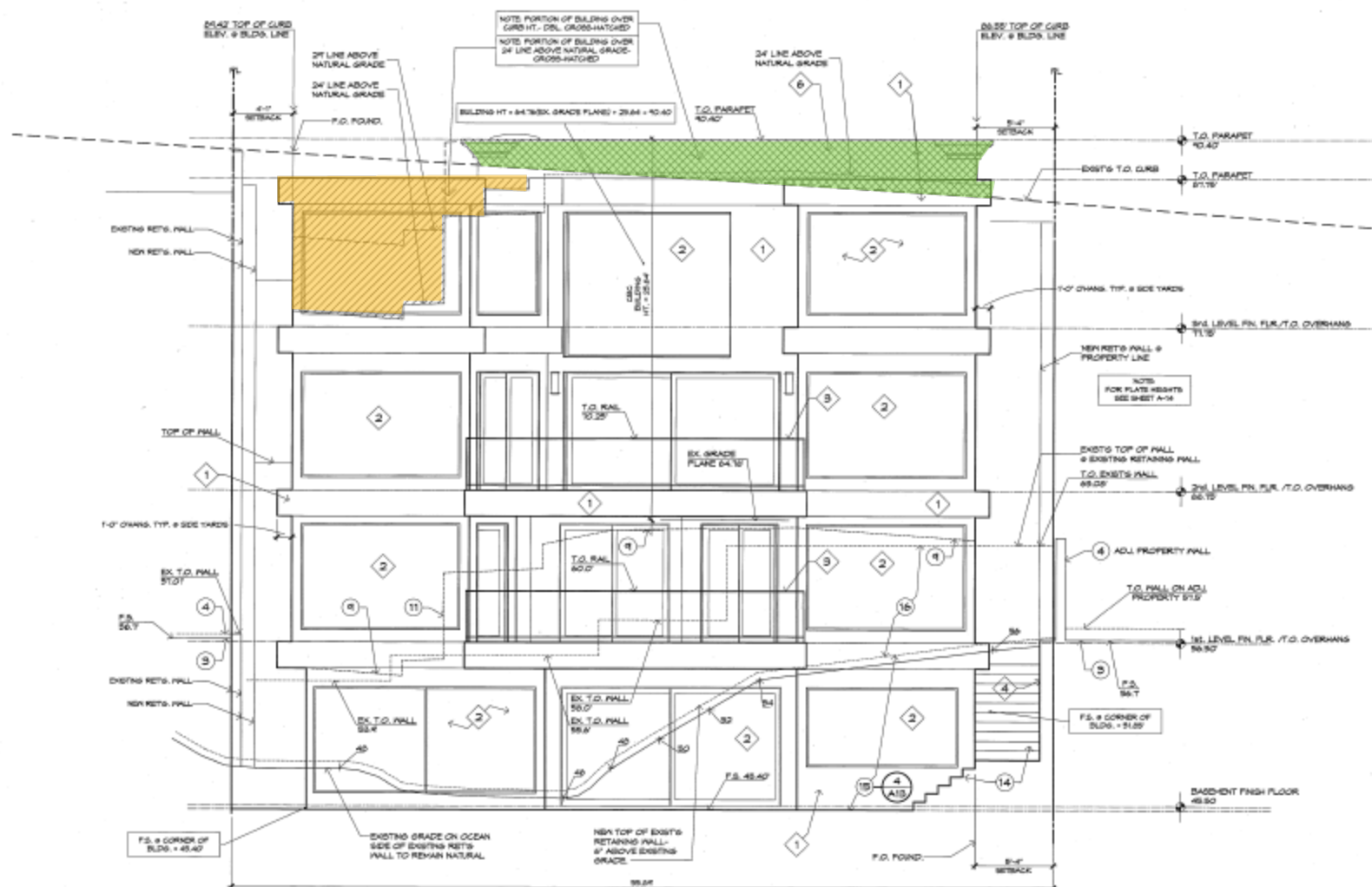
Subject Site

"Predominant Line of Development"

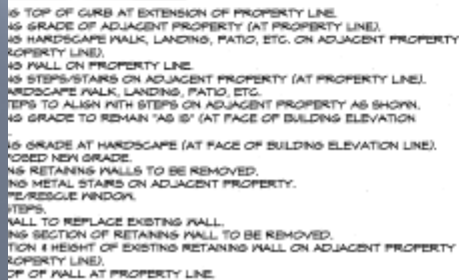










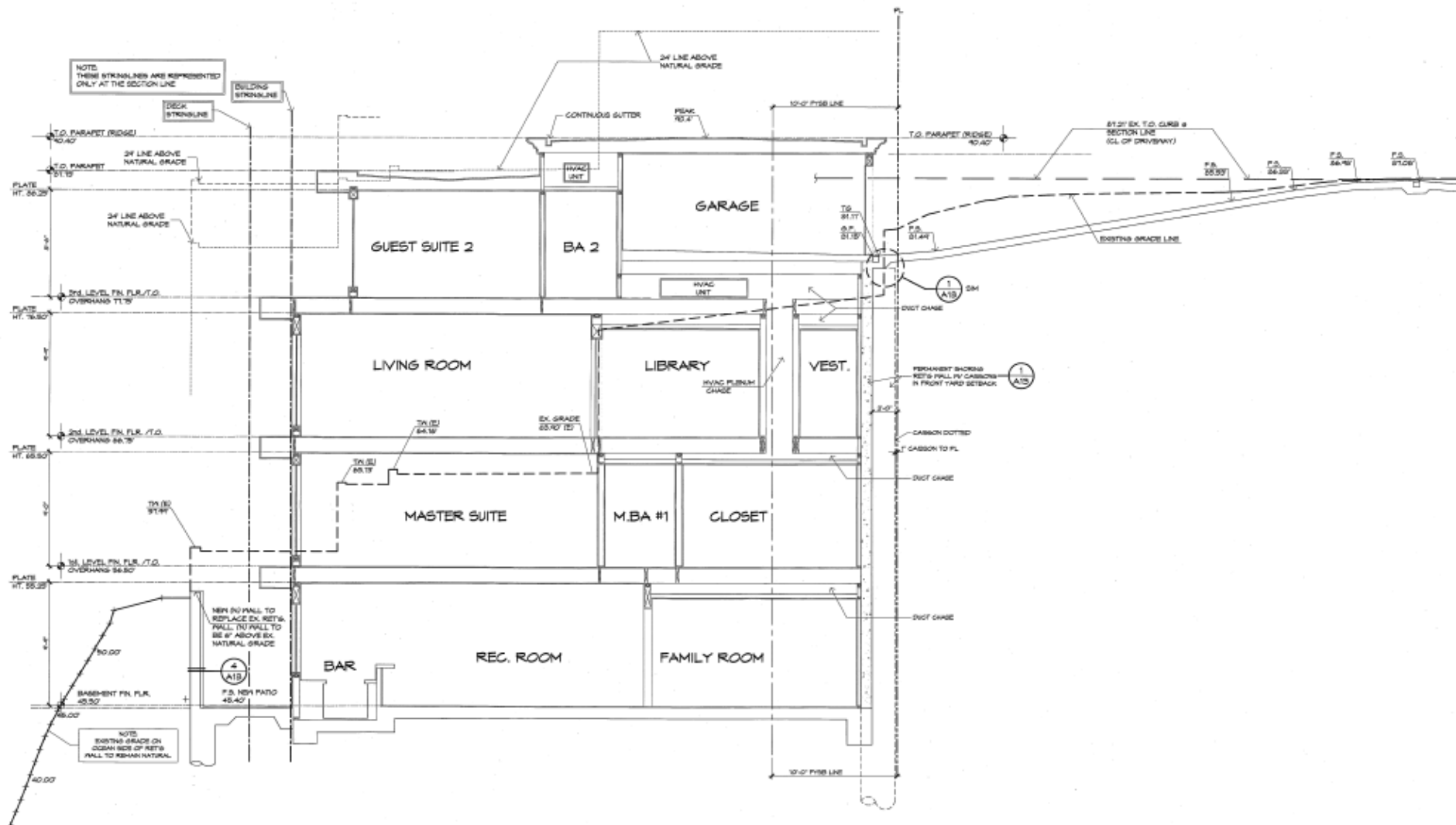


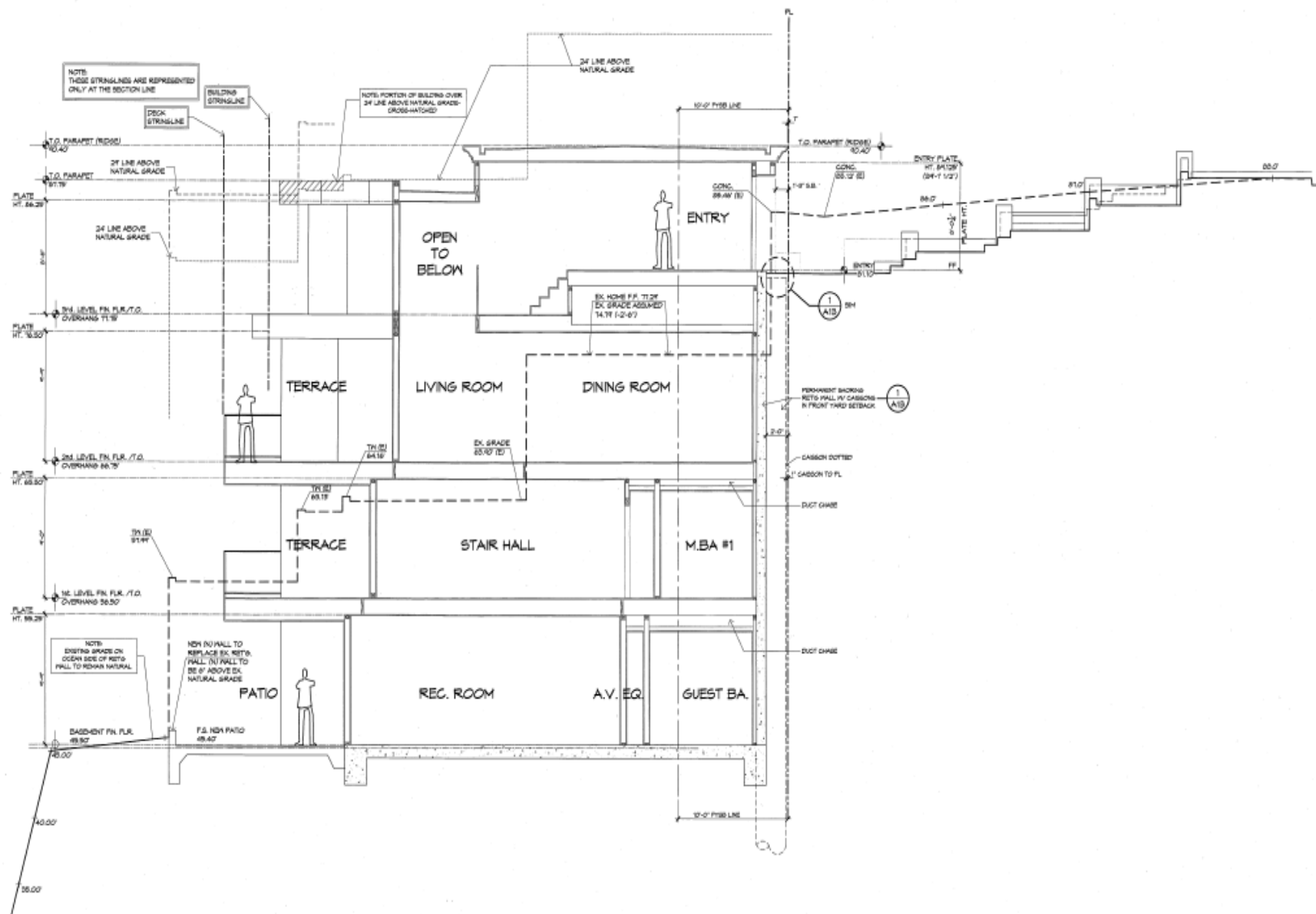


1. EXISTING TOP OF CURB AT EXTENSION OF PROPERTY LINE.
2. EXISTING GRADE OF ADJACENT PROPERTY (AT PROPERTY LINE).
3. EXISTING HARDSCAPE PAVK, LANDINGS, PATIO, ETC. ON ADJACENT PROPERTY
4. EXISTING PAVK ON PROPERTY LINE.
5. EXISTING STEPS/STAIRS ON ADJACENT PROPERTY (AT PROPERTY LINE).
6. EXISTING HARDSCAPE PAVK, LANDINGS, PATIO, ETC.
7. NEW STEPS TO ALIGN WITH STEPS ON ADJACENT PROPERTY AS SHOWN.
8. EXISTING GRADE TO REMAIN "AS IS" (AT FACE OF BUILDING ELEVATION PAVK).
9. EXISTING GRADE AT HARDSCAPE (AT FACE OF BUILDING ELEVATION LINE).
10. PROPOSED NEW GRADE.
11. EXISTING RETAINING WALLS TO BE REMOVED.
12. EXISTING METAL STAINS ON ADJACENT PROPERTY.
13. EXISTING/REDUCE PONDING.
14. NEW STEPS.
15. NEW PAVK TO REPLACE EXISTING PAVK.
16. EXISTING SECTION OF RETAINING WALL TO BE REMOVED.
17. LOCATION & HEIGHT OF EXISTING RETAINING WALL ON ADJACENT PROPERTY (AT PROPERTY LINE).
18. NEW TOP OF WALL AT PROPERTY LINE.
19. DIRECT VENT GAS REPLACE APPLIANCE.
20. DRIVEWAY AND PLANTER TO BE REMOVED.

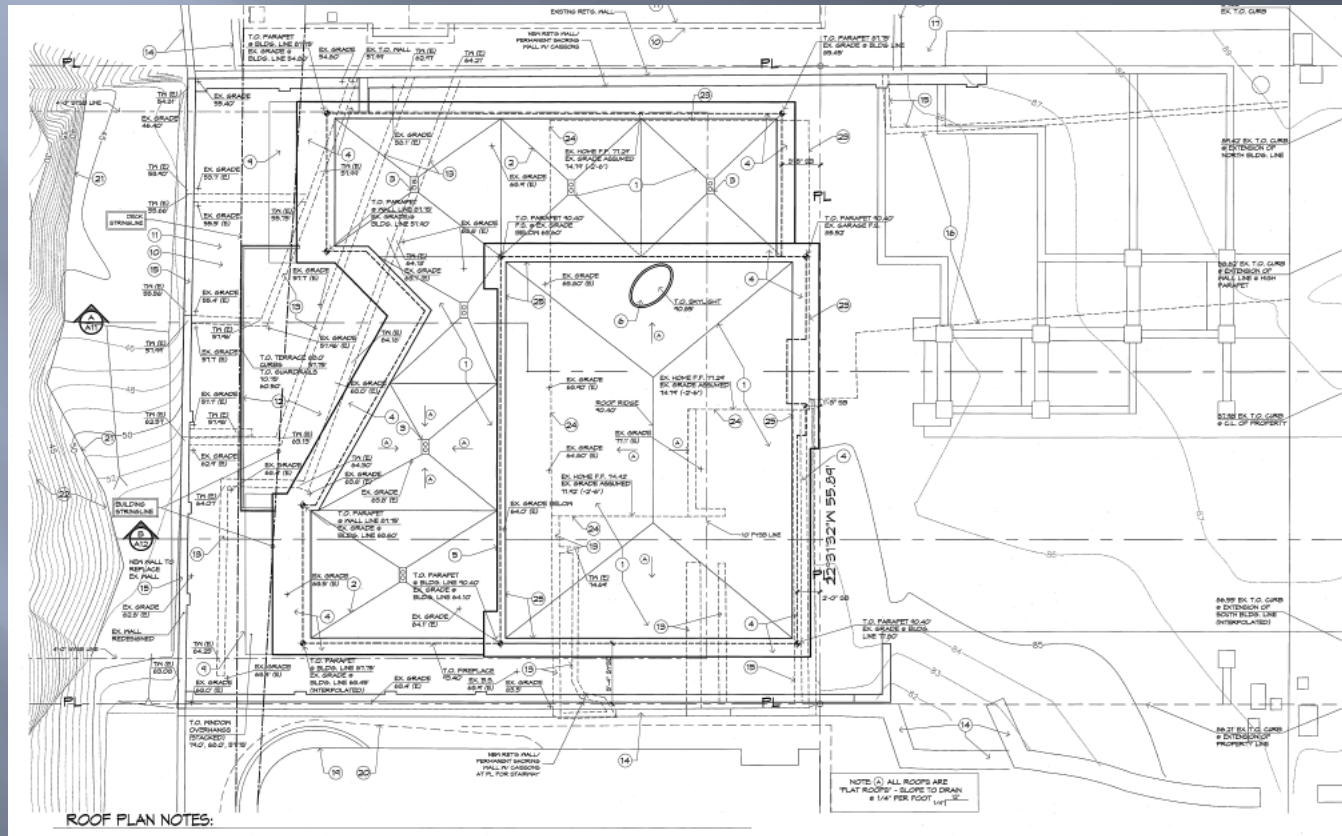
◇ MATERIAL LEGEND:

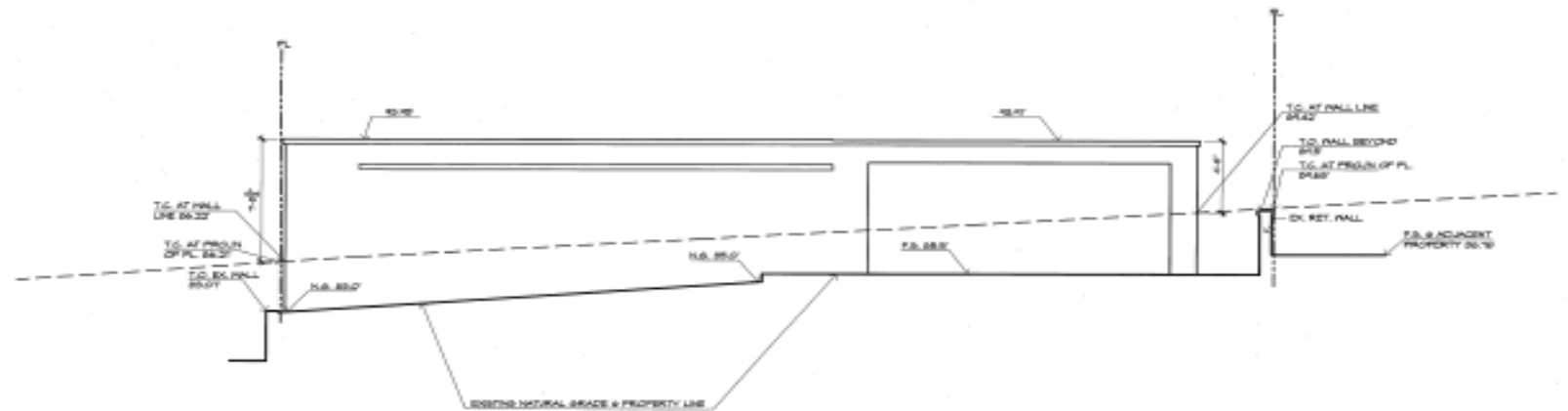




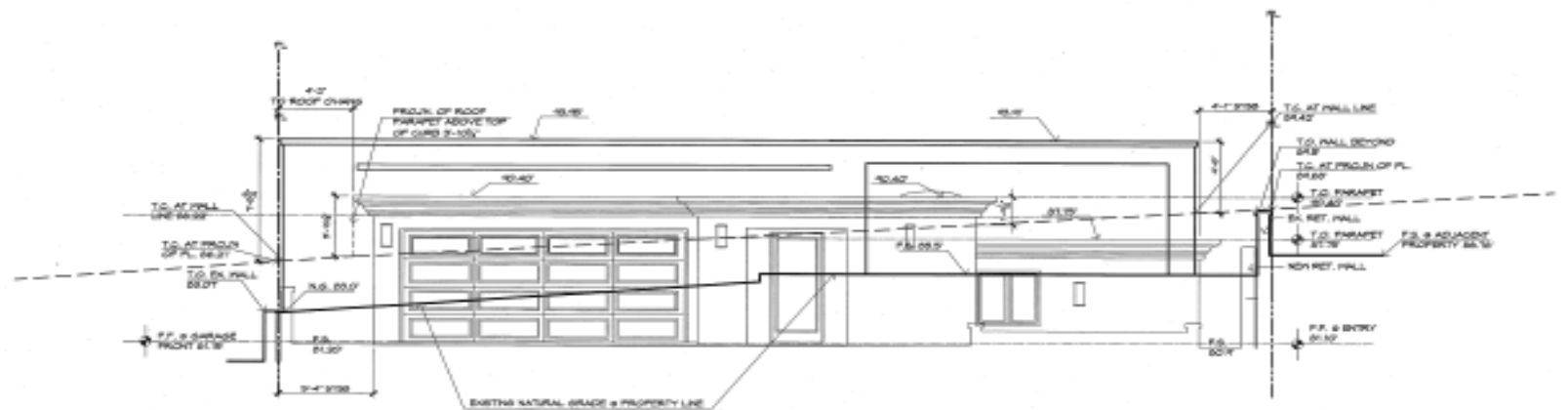








EXISTING FRONT ELEVATION



EXISTING FRONT ELEVATION OVERLAYED ON PROPOSED FRONT ELEVATION